

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 16; DR 3.5 & 5.5 zone to an R-0-1 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Shirley A. Bloom _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney's Telephone No.: 822-0010 _____

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF
May 13, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Vinod K. Bhalla

Location: NW/4 Philadelphia Rd., 310' W. of the c/l of Lennings La.
Item No.: 19 Zoning Agenda: Cycle III
4/86 - 10/86

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Description to Accompany A
Petition For A Zoning Reclassification.

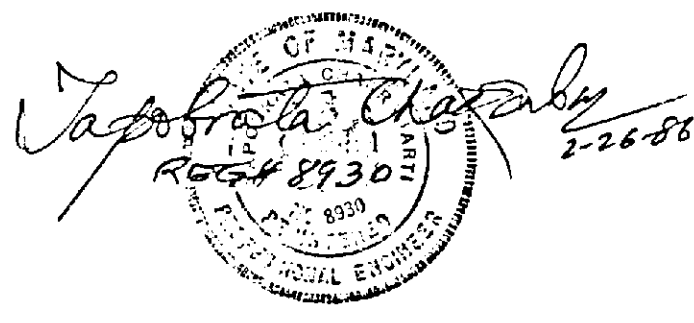
February 26, 1986

RE: Bhalla Property
Maryland Route #7

Point of beginning being located on the north side of Philadelphia Road (Maryland Route #7), westerly 310 feet ± from the point of intersection of the centerlines of Lennings Lane and Philadelphia Road thence in a clockwise direction:

- 1) Southeasterly, radius = 1275.5 feet, length = 219.5 feet ±
 - 2) North 32° 51' 53" West 63 feet ±
 - 3) North 01° 02' 01" East 245.30 feet ±
 - 4) North 19° 51' 38" West 454.74 feet ±
 - 5) North 08° 18' 50" West 136 feet ±
 - 6) South 10° 10' 43" West 121 feet ±
 - 7) North 55° 02' 41" East 69.9 feet ±
 - 8) South 47° 55' 52" East 306.29 feet ±
 - 9) South 42° 04' 08" West 80.41 feet ±
 - 10) South 22° 58' 38" East 471.54 feet ±
 - 11) South 69° 22' 51" West 121.61 feet ± and
 - 12) South 22° 35' 09" East 188.20 feet ± to the place of beginning.
- Containing 5.0 Acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ZONING COMMISSIONER Date: March 18, 1987
FROM: BOARD OF APPEALS
SUBJECT: Case No. R-97-104 Vinod K. Bhalla

Inasmuch as the above file has been closed, we are returning same to your office.

June Holmen

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 21, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
County Administration
Industry Development

Millard D. Bloom, Esquire
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 19 - Cycle No. III
Petitioner: Vinod K. Bhalla
Reclassification Petition

Dear Mr. Bloom:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 19, 1986. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two
Item No. 19, Cycle III
October 21, 1986

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb (M2018)

Enclosures

cc: George William Stephens, Jr.
303 Allegheny Avenue
Towson, Maryland 21204

Mr. David Jablon
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

April 23, 1986

Re: Zoning Plans Advisory Committee Cycle III - Review
Item No. 19 - Cycle III
Petitioner: Vinod K. Bhalla
Location: NW/4 Philadelphia Rd., 310' W. of Lennings La.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the petition and offers the following comments. The items checked below are applicable:

- (X) There are no site planning conditions requiring comment, AT THIS TIME.
- () County Board of Appeals is required.
- () County Board of Appeals has held and the minutes will be forwarded by the Clerk of the Board.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The service area is not satisfactory.
- () Planning calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 11/13/85.
- () The property is located in a service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a service area as defined by a "top level" inspection as defined by Bill 173-79, and its conditions require the property owner to obtain a Reserve Capacity Use Certificate.
- (X) IF SUBJECT PROPERTY IS REQUESTED ANY FUTURE RECLASSIFICATION, THE DEVELOPMENT MUST MEET THE REQUIREMENTS OF BILL 56-87, THE DEVELOPMENT REGULATIONS.

cc: James Dyer

James A. Dyer
Chairman, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William F. Hackett - Chairman
 TO: Appeals Board Date: June 24, 1986
 Charles E. "Ted" Burnham
 FROM: Plans Review Chief, Department of Permits & Licenses
 SUBJECT: April - October 1986 - Zoning Classification - Cycle III

Item #19 Property Owner: Vinod K. Bhalla
 Contract Purchaser:
 Location: NW/S Philadelphia Road, 310' W of the c/l of Lennings La.
 Existing Zoning: D.R. 16, D.R. 3.5 and D.R. 5.5
 Proposed Zoning: 0-1
 Acres: 5.0 acres
 District: 14th Election District

Any proposed structures or site improvements shall comply with the Baltimore County Building Code, Council Bill #17-85 which is the B.O.C.A. Basic National Building, Mechanical and Energy Codes as amended and adopted. Section 516.0 of Council Bill #17-85 prohibits construction in flood plains. See the attached copy - (Riverine Areas).

No other comments at this time.

CEB/vw

SPECIAL CODES FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
 BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
 EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:
 SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING
 516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
 Secretary
 Hal Kassoff
 Administrator

May 6, 1986

Mr. William Hackett,
 Chairman
 Board of Appeals
 County Office Building
 Towson, Maryland 21204

RE: Baltimore County
 Item # 19
 Reclassification and
 Redistricting
 Petitions - Cycle III -
 1986
 Property Owner: Vinod K.
 Bhalla
 Location: NW/S Philadelphia
 Road (Route 7) 310'
 W of the c/l of Lennings
 Lane.
 Existing Zoning: D.R.
 16, D.R. 3.5 and D.R.
 5.5
 Proposed Zoning: 0-1
 Acres: 5.0
 District: 14th

ATT: James Dyer

Dear Mr. Dyer:

On review of the submittal of 2/24/86, the State Highway Administration offers the following comments.

The site plan presented for review and comment is very unclear and offers no detail for access to the site.

Any access to the site by way of Philadelphia Road will require highway improvements to meet S.H.A. standards.

In addition, the S.H.A. will require the ultimate 80' Right-of-Way (40' 1/2 section) to be shown on a revised plan, prior to a hearing date being set.

Very truly yours,

Charles E. "Ted" Burnham
 Charles Lee, Chief
 Bureau of Engr. Access Permits
 by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teleprinter for impaired hearing or speech
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5862 Statewide Toll Free
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

RE: IN THE MATTER OF THE PETITION : BEFORE THE COUNTY BOARD OF APPEALS
 FOR RECLASSIFICATION FROM D.R. 16:
 D.R. 5.5; D.R. 3.5 TO 0-1 ZONE : OF BALTIMORE COUNTY
 NW/S of Philadelphia Rd., 310' W
 of Lennings Lane
 14th District
 VINOD K. BHALLA, Petitioner : Zoning Case No. R-87-104 (Item 19,
 : : : : : Cycle III)

PEOPLE'S COUNSEL'S LIST OF EXHIBITS

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People's
 Counsel
 No. 1

SIBREA & BLOOM

ATTORNEYS AT LAW
 808 W. PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204

JOHN E. SIBREA
 MILLARD D. BLOOM
 SUSAN L. MACDONALD

TELEPHONE
 (301) 888-0010

February 28, 1986

Office of Planning and Zoning
 Baltimore County, Maryland 21204

RE: Request for 0-1 Zoning
 6.9 Acre tract
 North side Philadelphia Road
 1300 feet northeast of Philadelphia Road

To Whom It May Concern:

My office has been retained by Dr. Vinod K. Bhalla, who owns a 6.9 acre tract known as Ridge Park on Maryland Route Seven. The property is located approximately 1000 yards from the intersection of Rossville Boulevard and Philadelphia Road.

As you well know the property is located on the type of road discussed in the Zoning Regulations under "Declaration of Findings" and "Legislative Policy" as suitable for office buildings but not residences. Philadelphia Road is a heavily traveled motorway with increasing commercial and industrial traffic. Directly opposite the subject property is the Rossville Mini-Warehouse installation. The west side of the property is bordered by Stemmers Run. On the northwest side of the tract are the existing Ridge View Apartments.

Though the site is impacted by residential transitions areas, most of the surrounding, existing individual house dwellings are remote from areas suitable for construction of buildings. One house (Burke property) on Philadelphia Road is 60 feet east of the tract boundary. Another house (Zipkin) on Philadelphia Road is 70 feet west of the tract boundary but is nearly 300 feet from the nearest suitable site for a building. There is one dwelling on Lennings Lane 100 feet east of the site. Furthermore, each other existing dwellings are over 200 feet from the site. A print of the Site Plan is enclosed and every property surrounding the tract mentioned above has been reclassified as ML, RO, BL or 0-1. A print of the Site Plan is enclosed.

We have reviewed the existing and proposed regulations which will affect this property. The property is likely to be impacted by the current flood plain and soil regulations which were adopted.

In spite of the soil, flood plain and flood plain buffer requirements, a portion of this property will be developable and would provide an excellent site if zoned 0-1.

-2-

In spite of the soil, flood plain and flood plain buffer requirements, a portion of this property will be developable and would provide an excellent site if zoned 0-1.

Since all the surrounding properties have been reclassified as ML, RO, BL or 0-1, it appears there has been an error concerning the above mentioned property. This property has been inadvertently omitted during reclassification hearings, although all the surrounding properties were reclassified. In view of the foregoing, we recommend that the property be zoned 0-1.

Respectfully submitted,

Millard D. Bloom

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman
 Board of Appeals
 Office of Law, Courthouse
 Towson, Maryland 21204

Cycle III April 1986
 Item No. 19
 Property Owner: Vinod K. Bhalla
 Location: NW/S Philadelphia Rd., 310' W of the
 c/l of Lennings La.
 Existing Zoning: D.R. 16, D.R. 3.5 and D.R. 5.5
 Proposed Zoning: 0-1
 Acres: 5.0 acres
 District: 14th Election District

Dear Mr. Hackett:

The present D.R. 5.5 zoning can be expected to generate approximately 270 trips per day, and the proposed 0-1 zoning can be expected to generate approximately 1700 trips per day as general offices.

Very truly yours,

Michael S. Flanigan
 Traffic Engineer Associate II

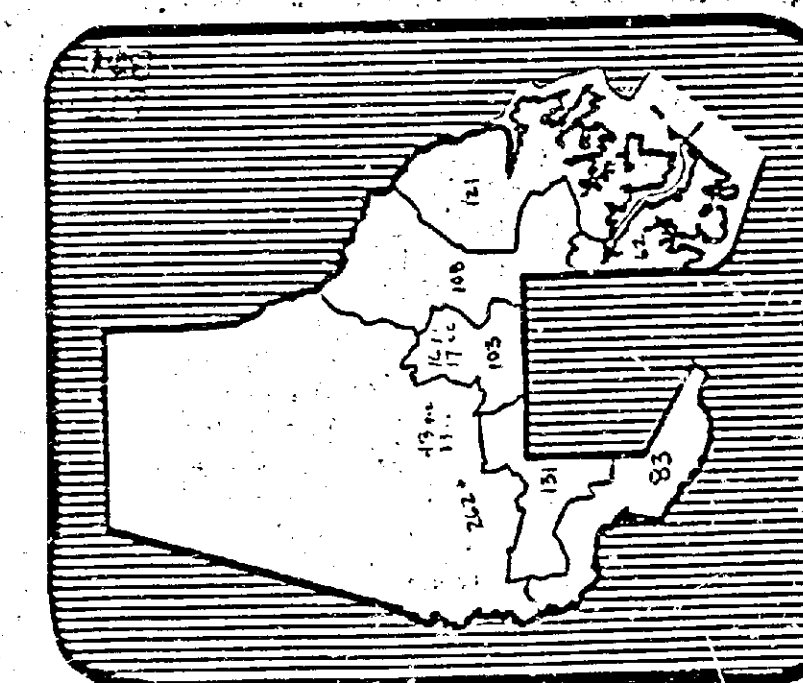
MSF:lt

THE RECOMMENDED
 1984 COMPREHENSIVE
 ZONING MAP
 FOR BALTIMORE COUNTY.

Property of
 JOSEPH V. MARANTO

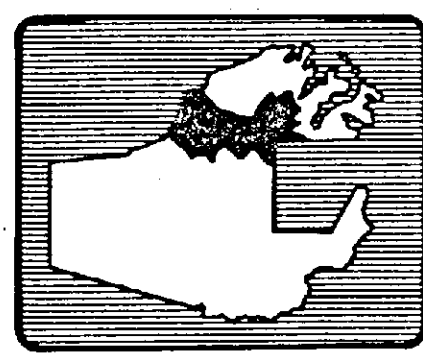
ADOPTED MARCH 15, 1984

Baltimore County Planning Board



1984 COMPREHENSIVE ZONING MAPS

BALTIMORE COUNTY, MARYLAND



SIXTH COUNCILMANIC DISTRICT

BALTIMORE COUNTY 1984 COMPREHENSIVE ZONING MAP ISSUES				DATE: JUNE 1983	SHEET 1 of 9
SPONSOR, OWNER, PETITIONER, OR ORGANIZATION OR PLACE NAME	LOCATION AND APPROXIMATE ACRES	EXISTING ZONING	REQUESTED ZONING	PLANNING BOARD ACTION	COMMENTS
6-1 E Roy Shifflett for Charles Evering Post V.F.W. #6506	E/S Philadelphia Rd. approx. 300' N. of 8777 Philadelphia Rd. 3.7 ac.	DR 16 BR-ONS ML-IM	DR 16 BR	DR	
6-2 E Grover C. Bender	E/S Harford Rd. approx. 590' N. of Summit Ave. 1/8 ac.	DR 5-5 DR 3-5	DR 5-5 DR 3-5	DR 5-5 DR 3-5	Existing Zoning
6-3 E Dr. Bernard A. Saltysiak	NW/4 Harford Rd. between Alden Rd. & Linwood Ave. 1/4 of 7852-7854 Harford Rd. .01 ac.	BL-CCS 95% 100% [rear portion]	BL-CCS	BL-CCS	
6-4 E Paul J. Guzzo, Sr. for Kinco, Inc.	N. Philadelphia Rd. approx. 1,300' NE of 6055ville Blvd. 6.5 ac.	DR 16 DR 3-5 DR 5-5	DR 16 DR 3-5	DR 16	
6-5 E Richard L. Smith for Albert Kisher	W/Side Harford Ave. E. of 1-95 (J.F.K.) 13.22 ac.	DR 3-5 DR 16 DR 5-5 ML	DR 3-5 DR 16 DR 5-5	DR 16	
6-6 E John C. Childs, et al., Newton A. Williams, attny.	S/E/Cor. Rossville Blvd. & Philadelphia Rd. 1.52 ac.	DR 16 BL ML-IM	DR 16 BL	BL	Amend to include Insurance wedge" adj. to V.F.W.

BALTIMORE COUNTY PLANNING BOARD
Public Hearing
Overlea Senior High School
5401 Kenwood Avenue
Thursday, October 20, 1983
7:30 P. M.

SIXTH ELECTION DISTRICT

PLANNING BOARD MEMBERS PRESENT:

KENNETH D. DRYDEN, CHAIRMAN
BENJAMIN BRONSTEIN
CHARLES H. CULBERTSON
JOHN DISNEY
EDMUND C. DOTTERWEICH
JACK I. MATTHEWS
DALE T. VOLZ
JOSHUA R. WHEELER

Reported by:
Bernard Danker

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

average concentration of BL zoning. Though Rossville Boulevard -- this is number 2 -- is not a Class I commercial motorway, it is a four-lane divided highway. Number 3, on the same side of Race Road, there is a Toys R Us, a bus terminal, an Allstate office building and a savings and loan, and, number 4, a retail sales establishment in this area would service the residential concentration north of Route 7 on Rossville Boulevard.

Are there any questions?

CHAIRMAN DRYDEN: Apparently there are no questions.

Thank you very much.

MR. ROBERTSON: Thank you.

CHAIRMAN DRYDEN: The next speaker is Doctor Bhalla.

B-H-A-L-L-A.

THE SPEAKER: Mr. Chairman and members, my name is Doctor Bhalla. I have purchased the property, 8766 Old Philadelphia Road, which is the southwest corner of Rossville and Philadelphia.

The present zoning for that piece of ground is DR 16, and I have been practicing at Franklin Square and in this area since 1974.

I would like to make this existing piece of

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
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property into my residential office. I have noticed from the map that most of the properties around me are, either, RO, BL or ML, so I am the only one piece of property left with DR 16 facing Philadelphia Road and Rossville Boulevard.

Do you have any questions?

CHAIRMAN DRYDEN: Any comments? Thank you,

Doctor.

DR. BHALLA: Thank you.

CHAIRMAN DRYDEN: All right, the next speaker is David Stienbaugh.

THE SPEAKER: Good evening. My name is David Stienbaugh, and I live at 8915 Clement Avenue, and I am representing myself.

I am petitioning to zone my property commercial, which is BL, and it is now DR 16, for the use of a beauty shop which will be added onto a portion of our house which is half now a carport. We are intending to enclose the carport to make it a beauty shop.

The reason why I'm asking is because most of the properties that I am faced with are zoned commercial, and they are putting across the street from me a three-story

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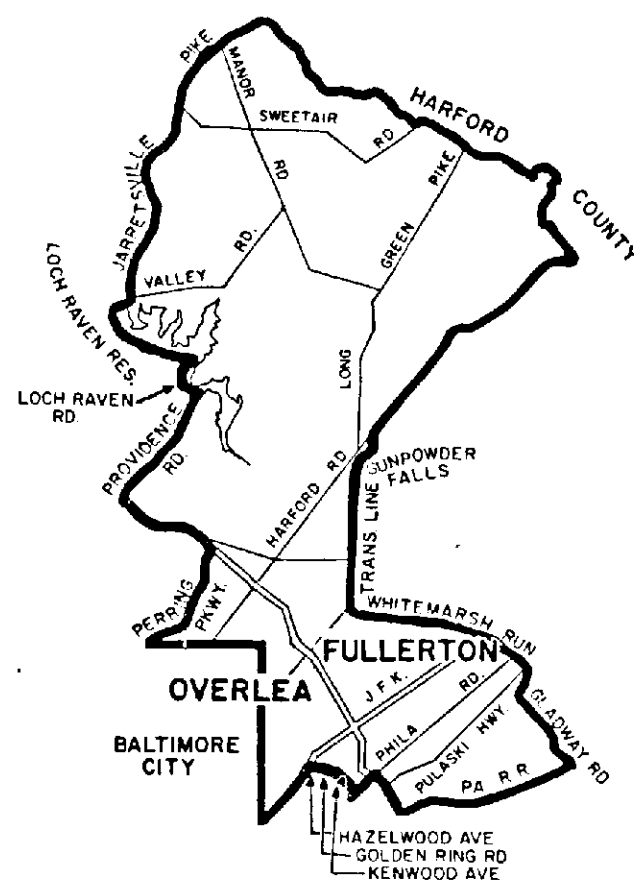
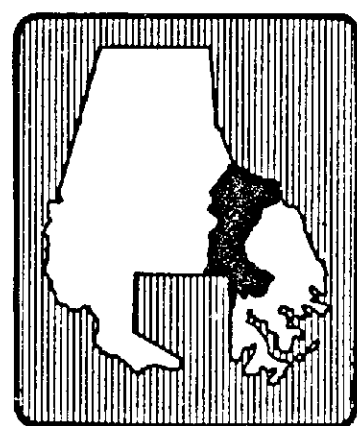
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11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

BALTIMORE COUNTY COUNCIL
1984
REZONING



HON. EUGENE W. GALLAGHER
District Office 494-3388

SIXTH COUNCILMANIC DISTRICT



10

BALTIMORE COUNTY COUNCIL FINAL ISSUES									
SHEET 1 OF 2									
ITEM NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION AND (APPROXIMATE) ACRES	EXISTING ZONING	REQUESTED ZONING	PLANNING BOARD RECOMMENDATION	POSSIBLE FINAL ZONING	COMMENTS		
6-1	Ray Shifflett for Charles Ewing Post 17-46 #208	175 Philadelphia Rd. approx. 300' N. of Rosedale Blvd. 1/2 Philadelphia Rd. (1.7 ac.)	DR 16	DR 16	DR 16	DR 16	P.B. Letters: 1 supported staff recommendation of DR 16	as shown on overlay	
6-3	Dr. Bernard A. Salsysian	24500 Harford Rd. approx. 1/2 mi. N. of 175th Ave. 1/2 7900-7904 Harford Rd. (1.01 ac.)	DR 16	DR 16	DR 16	DR 16	1 supported staff recommendation of DR 16	retaining existing zoning	
6-4	Paul J. Hazzan, Jr. for Kinco, Inc.	N. Philadelphia Rd. approx. 1/2 mi. N. of Rosedale Blvd. (1.59 ac.)	DR 16	DR 16	DR 16	DR 16	1 supported staff recommendation of DR 16	retaining existing zoning	
6-7	Lois C. Haffner, III	51/2 Cor. Glenview Rd. & Long Green Pk. (1.128 ac.)	HC 2	HC 2	HC 2	HC 2	8-10-86 Court of Special Appeals Granted 5/2/83		
6-8	George H. Landeston	51/2 Cor. Lincoln and Vernon Bldg. N. of Belair Rd. 1/2 4113 Lincoln Ave. (1.27 ac.)	DR 16	DR 16	DR 16	DR 16	1 supported staff recommendation of DR 16	Retained	
6-9	Charles Limer	51/2 Philadelphia Rd. approx. 1/2 mi. N. of Rosedale Blvd. (1.5 ac.)	DR 16	DR 16	DR 16	DR 16	P.B. Hearing: 1 supported staff recommendation of DR 16		
6-10	Dean S. and Myrna M. Hedges	51/2 Cor. of Middle River & 8th River Rd. 1/2 4113 Lincoln Ave. In rear of 8th Middle River Rd. (1.03 ac.)	DR 16	DR 16	DR 16	DR 16	1 supported staff recommendation of DR 16		
6-11	Gilbert Development Company by Lewis W. Hess, Jr.	51/2 Cor. Campus Rd. & Norton Blvd. (1.7 ac.)	DR 16	DR 16	DR 16	DR 16	1 supported staff recommendation of DR 16		
6-17	Stette W. & David Butler	1/2 of 10000 Rd. approx. 1/2 mi. N. of 175th Ave. 1/2 4113 Lincoln Ave. (1.27 ac.)	DR 16	DR 16	DR 16	DR 16	P.B. Hearing: 1 supported staff recommendation of DR 16	as shown on overlay	
6-20	Martin F. Huch	1/2 of 10000 Rd. approx. 1/2 mi. N. of 175th Ave. 1/2 4113 Lincoln Ave. (1.27 ac.)	DR 16	DR 16	DR 16	DR 16	P.B. Hearing: 1 supported staff recommendation of DR 16	Retained	
6-22	Robert J. Houshe	1/2 of 10000 Rd. approx. 1/2 mi. N. of 175th Ave. 1/2 4113 Lincoln Ave. (1.27 ac.)	DR 16	DR 16	DR 16	DR 16	P.B. Hearing: 1 supported staff recommendation of DR 16	Retained	
6-27	McLure-Matter, Inc. for Franklin Square Hospital	1/2 of 10000 Rd. approx. 1/2 mi. N. of 175th Ave. 1/2 4113 Lincoln Ave. (1.27 ac.)	DR 16	DR 16	DR 16	DR 16	P.B. Hearing: 1 supported staff recommendation of DR 16	as shown on overlay	

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COUNCIL OFFICE COPY 6-2 1984

BALTIMORE COUNTY COUNCILMANIC

Zoning Map Hearing
Sixth Councilmanic District
Loch Raven High School
October 9, 1984
7:30 P.M.

COUNTY COUNCIL MEMBERS (PRESENT):

RONALD B. HICKERNELL, CHAIRMAN
JOHN W. O'ROURKE
EUGENE W. GALLAGHER
NORMAN W. LAUENSTEIN
GARY HUDDLES

THOMAS TOPOROVICH, Secretary

Reported by:

Susan A. Kambouris

BERNARD DANKER ASSOCIATES

11 THAXTON COURT

TIMONIUM, MD 21093

252-6960

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SERVING MARYLAND ATTORNEYS SINCE 1947

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1	MR. SIDHU: I am Devindar Sidhu. I'm a	101
2	consulting engineer with an office at 2033 York Road, Timonium.	
3	I am here to speak on item 6-4. We have -- I have interest in	
4	the development of that land. We have requested the idea that	
5	part can be changed to DR-16, which was refiled to change the	
6	front part to O-1 and the rear to DR-16. We plan to develop	
7	that rear part housing so that in the front we could put	
8	medical office. I have with me now Doctor Valla (phonetic)	
9	who owns this property now and I would like to give my minute	
10	down to him. Thank you.	
11	MR. HICKERNELL: The next speaker is Bruce	
12	Alderman, to be followed by Richard Sauers.	
13	DR. VALLA: Can I finish the statement, Mr.	
14	Chairman?	
15	MR. HICKERNELL: Please do.	
16	DR. VALLA: I am Doctor Valla. I reside on	
17	12 Glen Alpine Road in Phoenix. I now own the property 6.19	
18	plus acres on Philadelphia Road. My intentions--I am in	
19	geriatric practice. My intention is to open a medical office	
20	in the front with senior citizens housing in the back. DR-16	
21	in the back for 5.9 acres is acceptable and I will appreciate	

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that, but I would like the front acre to be rezoned for office purposes as R.O. as requested. Thank you.

MR. HICKERNELL: Mr. Gallagher.

MR. GALLAGHER: Doctor, are you aware that there is some gorgeous housing along Lennings Lane right beside this property? This would be a real break with that kind of density in that kind of zoning in that residential area.

DR. VALLA: I am aware of the whole area, Councilman. I have been practicing there for seven years. I am only asking the front which is across from Baltimore Brick Company and the 7-Eleven and Royal Farm Store.

MR. GALLAGHER: The other side of the road.

DR. VALLA: Right across the street from me, just the front acre. The back I still want to keep as DR-16 for housing, senior citizen housing and just keep the front on Philadelphia Road, which is all commercial anyway.

MR. GALLAGHER: I saw the plat for this property. As a matter of fact, it was on the for sale sign. You have a problem with developing in accordance with that plat?

DR. VALLA: No, sir. The original owners had financial difficulties and so forth and nothing ever went through.

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I have finally acquired the property and I now own it free and clear and that is what I intend to do, just the front for my office for the geriatric practice and the back for the senior citizen housing. Thank you.

MR. HICKERNELL: Thank you. The next speaker is Bruce Alderman, to be followed by Richard Sauers. The next speaker thereafter is R.E. Conner. The next speaker after Mr. Conner is Kirk Enders.

MR. CONNER: Mr. Chairman, members of the County Council, my name is R. E. Connor. I am here to address Issue 6-32. I don't want to bore you with repetition on my comments I made to the Planning Board at the last hearing to this Council on this particular issue. The pictures are being presented to you of Emla Avenue, our street and our homes on it and a parking lot that is currently used by Ed & Jim's Body Shop and Pipeway Towing, a second firm that longs to intrude into the neighborhood. A look at these pictures of our street and homes clearly reveal our objections to having BL intrusion into our quiet, dead end street. It also serves the Harford Hills Elementary School playground.

In the original proposal, we were told this

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252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

BALTIMORE COUNTY COUNCIL MINUTES Legislative Day No. 21 November 13, 1984 7:30 P.M.

A. The meeting was called to order by the Chairman at 7:40 P.M. The Chairman then asked the audience to rise for a moment of silent prayer and the Pledge of Allegiance to the Flag. There were approximately 225 persons in attendance and the following Councilmembers were present:

RONALD B. HICKERNELL	FIRST DISTRICT
GARY HUDDLES	SECOND DISTRICT
JAMES T. SMITH, JR.	THIRD DISTRICT
BARBARA F. BACHUR	FOURTH DISTRICT
NORMAN W. LAUENSTEIN	FIFTH DISTRICT
EUGENE W. GALLAGHER	SIXTH DISTRICT
JOHN W. O'ROURKE	SEVENTH DISTRICT

B. CALL OF BILLS FOR FINAL READING AND VOTE

At this time the Chairman stated that Bills 133-84 through 139-84 had been submitted with the request that the ten day rule be waived and they be called for final reading and vote. Thereupon, Councilman Hickernell moved to waive the ten day rule and call Bill No. 133-84 for final reading and vote. Councilman Smith seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Lauenstein, Gallagher and O'Rourke
Nay - None
Absent - Bachur

Bill No. 133-84, Adoption of Zoning Maps - First District, was called. Councilman Hickernell moved to retire the following issues in addition to all other First District issues previously retired at the September 4, 1984 meeting: 1-17, 1-18, 1-23, 1-31 and 1-35. These issues will be closed out in accordance with the Planning Board's recommendations. Councilman Gallagher seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Lauenstein, Gallagher and O'Rourke
Nay - None
Absent - Bachur

Councilman Hickernell then moved for the following changes in the First District Comprehensive Zoning Map:

Issue 1-7 From BR-CS-1, RO, DR 5.5 to BR-CS-1 and RO. Motion was seconded by Councilman Gallagher and passed unanimously.

Issue 1-12 From DR 3.5 to DR 16 and DR 2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 1-13 From DR 3.5 to DR 3.5 and RO. Motion was seconded by Councilman Smith and passed unanimously.

Issue 1-15 From DR 5.5 to DR 5.5 and BM. Motion was seconded by Councilman Smith and passed unanimously.

20

Issue 5-122 From ML to ML-1. Motion was seconded by Councilman O'Rourke and passed unanimously.

There being no further changes to the Fifth Councilmanic District Map, covered by Bill No. 137-84, upon motion by Councilman Lauenstein, seconded by Councilman Hickernell, Bill 137-84, as amended, passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - None

Councilman Gallagher moved to waive the ten day rule and call Bill No. 138-84 for final reading and vote. Councilman Hickernell seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - None

Bill No. 138-84, Adoption of Zoning Maps - Sixth District. Councilman Gallagher moved to retire the following issues in addition to all other Sixth District issues previously retired at the September 4, 1984 meeting: 6-8, 6-20, 6-22, 6-34, 6-50, 6-77, 6-78, 6-82, 6-83, 6-85, 6-86, 6-87, 6-88, 6-89, 6-90, 6-96, 6-102, 6-104, 6-105, 6-115, 6-123, 6-125. These issues will be closed out in accordance with the Planning Board's recommendations. Councilman Smith seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - None

Councilman Gallagher then moved for the following changes in the Sixth District Comprehensive Zoning Map:

Issue 6-1 From BR to BL, ML-IM. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-3 From BL-CCC to BL-CCC, DR 5.5. Motion was seconded by Councilman Hickernell and passed by the following roll call vote:

Aye - Hickernell, Huddles, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - Smith

Issue 6-4 From DR 16 to DR 16, DR 3.5, DR 5.5. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-7 From RC 2 to RC 5. Motion was seconded by Councilman Lauenstein and passed unanimously.

Issue 6-9 From RO to DR 5.5. Motion was seconded by Councilman Lauenstein and passed unanimously.

Issue 6-10 From BL to DR 5.5. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-11 From BL to RO. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-17 From MLR-IM, DR 1 to MLR-IM, DR 5.5. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-22 From DR 10.5 to DR 5.5. Motion was seconded by Councilman Lauenstein and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein, Gallagher
Nay - O'Rourke

Issue 6-27 From O-1 to RO, DR 5.5. Motion was seconded by Councilman Smith and passed unanimously.

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Report by the
Director of Planning and Zoning
to the
Baltimore County Planning Board

ZONING RECLASSIFICATION PETITIONS CYCLE III 1986

Baltimore County Office of Planning and Zoning
May 31, 1986

RECOMMENDATIONS TO THE PLANNING BOARD (Cont'd)

NO.	PETITIONER	LOCATION	ACREAGE	EXISTING ZONING	REQUESTED ZONING	RECOMMENDED ZONING
13	Haydon Apartments Joint Venture	1/4 of Toward Rd., 1/4 of Dunvale Rd., both sides of Lombard Rd.	7.35	D.R. 16 B.R. B.R.-C.C.C.-1	R.A.E. 2	D.R. 16
14	Estate of Clara S. Plante	1/4 of Vain Ave., 207 1/2 of Belair Rd.	3.44	M.L.R.-1-M. D.R. 5.5	B.R.	M.L.R.-1-M. D.R. 5.5
15	Laverne M. Ballinsider, Partnership	1/4 of Blakey Ave., 307 1/2 of Belair Rd.	0.46	D.R. 5.5	R.O.	D.R. 5.5
16	Harbor Realty Partnership	1/4 of Blakey Ave., 407 1/2 of Belair Rd.	0.92	D.R. 5.5	R.O.	D.R. 5.5
17	Camelot S. & Joanne M. Dillotte	1/4 corner of Belair Rd. & 50th Ave.	0.21	D.R. 5.5	B.L.	D.R. 5.5
18	Andrew & Joseph Faller	1/4 of Southwood Ave., 1651 1/2 of Westwood Ave.	0.87	D.R. 5.5	R.O.	R.O.
19	Vincent A. Barile	1/4 of Philadelphia Rd., 301 W. of Lennings Ln.	5.0	D.R. 16 D.R. 5.5 D.R. 3.5	O-1	D.R. 16 D.R. 5.5 D.R. 3.5
21	Joseph, Dorothy & Daniel Minick	1/4 corner of Sollers Point Rd. & Balduin Ave.	0.72	D.R. 5.5	IL-L	D.R. 5.5

* Documented Site Plan
** Variances
*** Special Exception for a Class B Office Building

Page 4

special exception for a Class B office building. The petitioner proposes that sole access to the site be provided via the adjacent commercial property to Hazelwood Avenue. This office believes that favorable consideration should be given to the request; however, there are several issues that should be addressed by the petitioner. There are "paper streets" traversing the subject site; their status must be clarified. The subject site is predominately secondary wetland soils. Although these are buildable by County law, it is requested that the petitioner submit detailed information to show a satisfactory resolution to construction problems that will result from building on such soils. A site inspection revealed that the A.J. Electric Co. site through which access is to be provided seems to be intensively used; the petitioner should submit sufficient information to show that access through this site will create no problems for the electric company site. Finally, details of landscaping must be submitted, particularly along the westernmost boundary where the site is adjacent to two single-family dwellings.

Item No. 19 is a request for a change from D.R. 16, D.R. 5.5 and D.R. 3.5 to O-1 zoning classification. The zoning of this property was identified as a specific issue during the preparation and processing of the 1984 Comprehensive Zoning Map; the staff and Planning Board recommended the retention of the then existing zoning; the County Council adopted the Board's recommendation. It should be noted that a plat was recorded in 1979 for a residential subdivision for the subject tract. This plat is no longer valid because of the time lapse, but it is indicative of the feasibility of development under the existing zoning classifications. This office believes that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. All of the adjacent properties located on the same side of Philadelphia Road as the subject site are residential in character; office development here would not be in keeping with this character. The subject petition should be denied.

Item No. 21 is a request for a change from D.R. 5.5 to the B.L. zoning classification for Minnick's Restaurant. On the opposite side of Sollers Point Road are warehouses on M.L. zoned land; all of the remainder of the surrounding properties are zoned D.R. 5.5. On the opposite side of Delvale Avenue is Dundalk Community College; to the northeast, single-family dwellings; to the southeast, a single-family dwelling and a funeral home. The subject property appears to enjoy non-conforming use status and, to the best of our knowledge, has not been the subject of a requested change in zoning either by the petitioner or comprehensive zoning map process until the current petition was filed. This office cannot support the subject petition in its present form. To grant B.L. zoning here would constitute "spot zoning". There would be some merit to B.L. zoning if the request were made during the comprehensive zoning map process, if it included the aforementioned properties to the southeast, and if the entire proposed commercial corner were adequately screened from the adjacent residential properties to the northwest. The subject request should be denied.

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Report to the
BOARD OF APPEALS OF BALTIMORE COUNTY
by the
BALTIMORE COUNTY PLANNING BOARD

ZONING RECLASSIFICATION PETITIONS

CYCLE III
1986

ADOPTED JULY 17, 1986

25

IN THE MATTER OF
THE APPLICATION OF
VINOD K. BHALLA
FOR ZONING RECLASSIFICATION
PROPERTY LOCATED AT NW/4 OF
PHILADELPHIA ROAD, 310' W
OF C/L OF LENNINGS LANE
14TH DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. R-87-104

OPINION

This case comes before the Board on a Petition for Reclassification, seeking a zoning classification of O-1 from the current D.R. 16, D.R. 3.5, and D.R. 5.5. The property of some 6.98 acres can best be described as a deep yet narrow parcel which faces Philadelphia Road. Currently zoned as noted above, the property was purchased at a tax auction sale by the present owner (Dr. Vinod Bhalla). Dr. Bhalla testified as to his intention to relocate his medical practice to this site, although a documented site plan did not accompany the petition for reclassification. Therefore, this Board may make no inferences as to the proposed uses of the site should the petition be granted; rather, we must consider that any permitted uses afforded under O-1 zoning could be utilized.

In support of his petition, Dr. Bhalla testified as did his land planning expert from Giegerich & Associates, Terry Holzheimer, and a second Geigerich employee, Sally Roman. In sum, their testimony was that the character of this neighborhood is changing from that of residential to commercial/light industrial. These witnesses pointed to industrial/commercial development in the locale as a basis for their opinions. Dr. Bhalla also testified as to his need for a site to place his medical practice and the lack of available sites in the vicinity. Based on this testimony, the petitioner argues that an error was committed by

Vinod K. Bhalla
Case No. R-87-104

the County Council when the current zoning was allowed to remain during the 1984 Comprehensive Zoning Map Process.

In opposition to the petition, the Office of People's Counsel produced James G. Hoswell, one of the County's land planning experts. Mr. Hoswell testified that no error was committed, and pointed to the residential properties (D.R. zones) adjacent to this parcel. In this witness' view, a reasonable use of the property was afforded under the current zoning. Mr. Hoswell also produced the County's Master Plan for this area, adopted in 1985, which seemingly addressed this parcel particularly in rejecting office use expansion on Philadelphia Road. Finally, Mr. Hoswell opined that, if the zoning was to be changed, the requested O-1 was among the least desirable alternatives.

As in all zoning reclassification petitions, this Board must consider whether error or change in circumstances justify the granting of the requested relief. These standards are well set forth in Section 2-58.1 of the Baltimore County Code. Applying that standard to the case before us, we must conclude that there was no error or change in circumstances. The character of the adjacent property is residential and we believe that no error was made when the current zoning was retained. Finally, we note in passing that the current request, without a documented site plan, is inappropriate. Granting the petition as proposed could result in an extensive commercialization of a sizable parcel within a residential area. Perhaps a strip of R.O. zoning bordering Philadelphia Road on which a medical office is located may be a practical, even desirable use. But as that request is not before us, we will not consider it.

Therefore, the Board is of the opinion that the Petition should be denied and will so order.

Vinod K. Bhalla
Case No. R-87-104

ORDER

It is hereby, this 9th day of February, 1987, by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of that property located on the NW/4 of Philadelphia Road, 310' west of the center line of Lennings Lane in the 14th Election District from D.R. 16, D.R. 5.5, and D.R. 3.5 to O-1 be and is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

Keith S. Franz, Acting Chairman

Lawrence E. Schmidt

Patricia Phipps

IN THE MATTER OF
THE APPLICATION OF
VINOD K. BHALLA
FOR ZONING RECLASSIFICATION
PROPERTY LOCATED AT NW/4 OF
PHILADELPHIA ROAD, 310' W
OF C/L OF LENNINGS LANE
14TH DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. R-87-104

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Vinod K. Bhalla
Case No. R-87-104

the County Council when the current zoning was allowed to remain during the 1984 Comprehensive Zoning Map Process.

In opposition to the petition, the Office of People's Counsel produced James G. Hoswell, one of the County's land planning experts. Mr. Hoswell testified that no error was committed, and pointed to the residential properties (D.R. zones) adjacent to this parcel. In this witness' view, a reasonable use of the property was afforded under the current zoning. Mr. Hoswell also produced the County's Master Plan for this area, adopted in 1985, which seemingly addressed this parcel particularly in rejecting office use expansion on Philadelphia Road. Finally, Mr. Hoswell opined that, if the zoning was to be changed, the requested O-1 was among the least desirable alternatives.

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Therefore, the Board is of the opinion that the Petition should be denied and will so order.

Vinod K. Bhalla
Case No. R-87-104

ORDER

It is hereby, this 9th day of February, 1987, by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of that property located on the NW/4 of Philadelphia Road, 310' west of the center line of Lennings Lane in the 14th Election District from D.R. 16, D.R. 5.5, and D.R. 3.5 to O-1 be and is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

Keith S. Franz, Acting Chairman

Lawrence E. Schmidt

Patricia Phipps



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 491-3180

February 9, 1987

Millard D. Bloom, Esquire
208 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. R-87-104
Vinod K. Bhalla

Dear Mr. Bloom:

Enclosed is a copy of the Opinion and Order passed today by the County Board of Appeals in the subject case.

Sincerely,

Kathie C. Weidenhammer
Kathie C. Weidenhammer
Administrative Secretary

Encl.

cc: Dr. Vinod K. Bhalla
James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

ITEM NO. 19

PROPERTY OWNER: Vinod K. Bhalla ACREAGE: 5.0
LOCATION: NW/4 of Philadelphia Road, 310' W. of Lennings Lane
ELECTION DISTRICT: 14 COUNCILMANIC DISTRICT: 6

RECOMMENDED DATE OF HEARING: November 20, 1986

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP:
D.R. 16; D.R. 5.5; D.R. 3.5

EXISTING ZONING: D.R. 16; D.R. 5.5; D.R. 3.5
REQUESTED ZONING: O-1

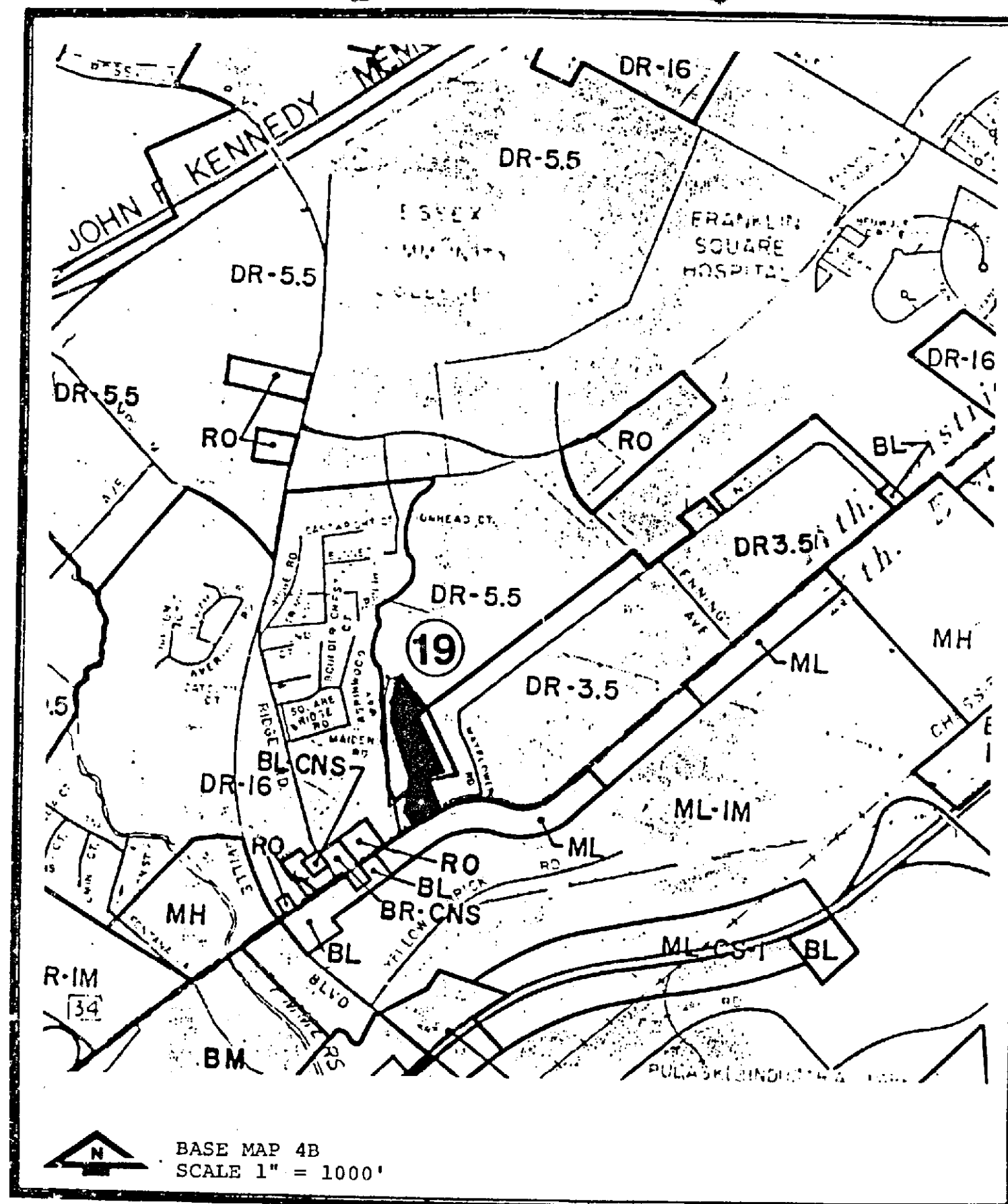
PLANNING BOARD RECOMMENDATION: Retain Existing Zoning
(D.R. 16; D.R. 5.5; D.R. 3.5)

This 5.0-acre property is located on Philadelphia Road, east of the Baltimore Beltway. To the south, on the opposite side of Philadelphia Road, are mini-warehouses on M.L. zoned property. The remainder of the surrounding properties are developed residentially on D.R. 3.5, D.R. 5.5 and D.R. 16 zoned land. The petitioner is requesting a change from D.R. 16, D.R. 5.5 and D.R. 3.5 to O-1 zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned D.R. 16, D.R. 5.5 and D.R. 3.5. During the preparation and processing of this map, the zoning of the subject property was identified as a specific issue before both the Planning Board and the County Council (6-4). The request was for a change to either O-1 or D.R. 16 zoning. The Planning staff and the Planning Board recommended D.R. 16 zoning; however, the County Council reaffirmed the existing zoning here.

The Planning Board believes that the existing zoning provides for an appropriate use of the property and that the zoning map is correct. It should be noted that a plat was recorded in 1979 for residential development of the subject tract (XV-237, "Ridge Park"). This plat is no longer valid because of the time lapse, but it is indicative of the feasibility of development under the existing zoning classifications. All of the adjacent properties located on the same side of Philadelphia Road as the subject site are residentially zoned; office development here would not be in keeping with this development pattern.

It is therefore recommended that the existing zoning, D.R. 16, D.R. 5.5 and D.R. 3.5 be retained.



Location of Property Under Petition

VINOD K. BHALLA
Item #19, Cycle III, 1986
NW/S Philadelphia Rd., 310'
W of the c/l of Lennings Lane
14th District
DR 16, DR 3.5 and DR 5.5 to 0-1
5.0 acres

Feb. 28, 1986 Petition filed

Millard D. Bloom, Esquire
208 W. Pennsylvania Ave. (21204)

Counsel for Petitioner

Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, MD 21131

Petitioner

James Earl Kraft
Baltimore County Board of Education
4400 Harwood Road (21204)
940 York
Phyllis Cole Friedman

People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 29921

DATE 11/24/86 ACCOUNT 1111.63
AMOUNT \$ 1111.63
RECEIVED FROM Mr. Vinod K. Bhalla, 3450 Linn Ave.,
Phoenix, MD, 21131
FOR Advertising and Posting of the above property.
VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
COUNTY BOARD OF APPEALS
JAN FEB -9 P 3 04

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 23, 1987

SECOND BILL

Millard D. Bloom, Esquire
Sibree & Bloom
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
NW/S of Philadelphia Rd., 310' W of the c/l of Lennings La.
14th Election District
Vinod K. Bhalla - Petitioner
Case No. R-87-104

Dear Mr. Bloom:

This is to advise you that \$411.63 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID BY CHECK OR MONEY ORDER TO THE BALTIMORE COUNTY ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, TOWSON, MARYLAND 21204.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

Very truly yours,

ARNOLD JABLON
Zoning Commissioner

AJ:med

c.c. Mr. William T. Hackett
Chairman
Board of Appeals for Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 12, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Millard D. Bloom, Esquire
Sibree & Bloom
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
NW/S of Philadelphia Rd., 310' W of the c/l
of Lennings La.
14th Election District
Vinod K. Bhalla - Petitioner
Case No. R-87-104

Dear Mr. Bloom:

This is to advise you that \$411.63 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:med

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 10/24/86
Posted for Reclassification
Petitioner Vinod K. Bhalla
Location of property NW/S Phil Rd., 310' W of Lennings Lane
Location of Signs Along Phil Rd., corner L.R. Roadway
Remarks on property at Baltimore
Posted by Phyllis Cole Friedman Date of return 10/24/86
Number of Signs 1

IN THE MATTER OF THE PETITION : BEFORE THE COUNTY BOARD OF APPEALS
FOR ZONING RECLASSIFICATION :
FROM D.R. 16; D.R. 5.5; D.R. 3.5 : OF BALTIMORE COUNTY
TO O-1 ZONE :
NW/S of Philadelphia Rd., 310' :
W. of Lennings Lane, 14th District :
VINOD K. BHALLA, Petitioner : Case No. R-87-104 (Item 19, Cycle III)

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Millard D. Bloom, Esquire, Sibree & Bloom, 208 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Millard D. Bloom, Esquire
Sibree & Bloom
208 West Pennsylvania Avenue
Towson, Maryland 21204

October 22, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
NW/S of Philadelphia Rd., 310' W of the c/l
of Lennings La.
14th Election District
Vinod K. Bhalla - Petitioner
Case No. R-87-104

TIME: 10:00 a.m.
DATE: Thursday, November 20, 1986
PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

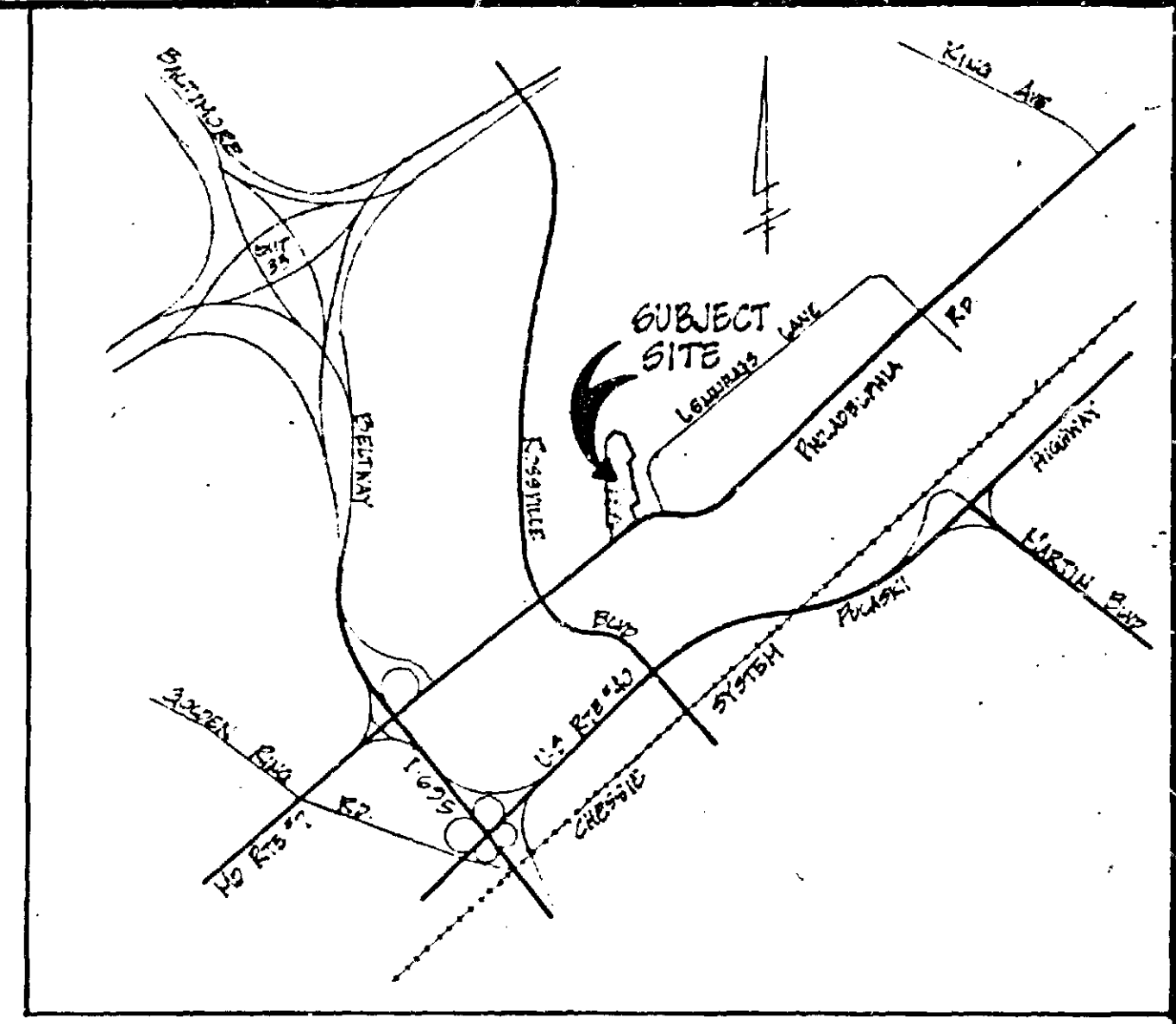
No. 18439

DATE 11/24/86 ACCOUNT 1111.63
AMOUNT \$ 1111.63
RECEIVED FROM Vinod K. Bhalla
FOR Advertising and Posting of the above property.
VALIDATION OR SIGNATURE OF CASHIER

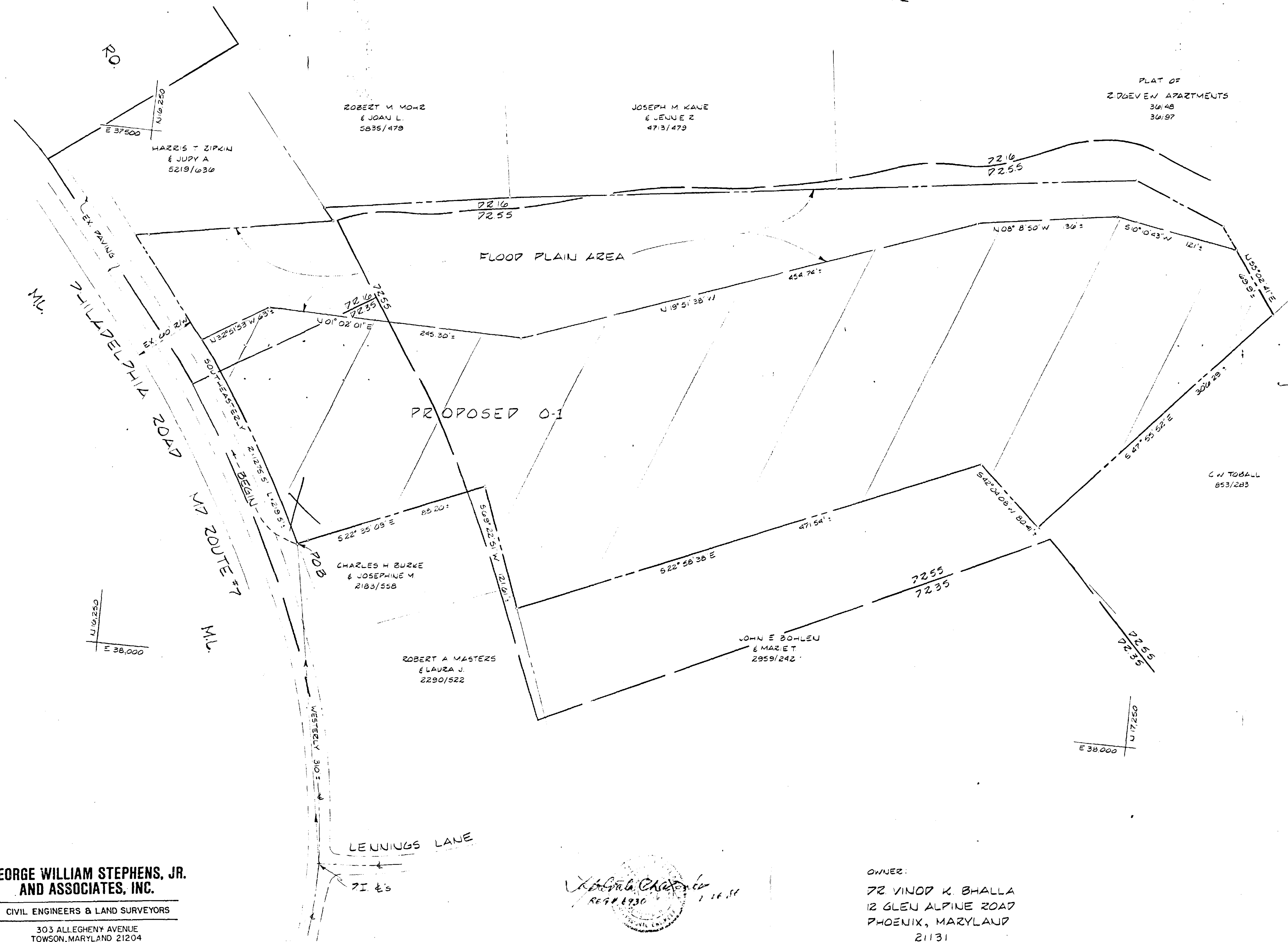
T. Hackett
Hackett, Chairman
Board of Appeals

Counsel for Baltimore County

ZONING OFFICE FOR ADVERTISING
TELETYPE A WEEK BEFORE THE HEARING. THE
ZONING OFFICE, ROOM 113, COUNTY
MARYLAND, ON THE DAY OF THE



VICINITY MAP
SCALE: 1"=2000



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

Handwritten signature and date
1.16.84

OWNER:
72 VINOD K. BHALLA
12 GLEN ALPINE ROAD
PHOENIX, MARYLAND
21131

III-19
Begin R-87-104
PLAT TO ACCOMPANY A PETITION
FOR RECLASSIFICATION FROM R-35,
R-55 & R-16 TO O-1
BHALLA PROPERTY
BALTIMORE COUNTY, MD
ELECTION DISTRICT #
FEBRUARY 24, 1986
SCALE: 1"=50'
PN 5131